

Phoenix Crossing Board Minutes- October 12, 2025, 3:00PM

President – Susan Mitchell, VP –, Treasurer- Lynn Youngblood, Secretary – Sharron Callahan
Committee Members: Lea Ann Hoy, Diane Pierce

1. Call to order – Susan called the meeting to order at 3:03 PM, those in attendance were, Susan Mitchell, Lynn Youngblood, Sharron Callahan, Committee members: LeaAnn Hoy and Diane Pierce.

2. Approval of last meeting minutes:

The minutes of the last board meeting were presented to the board, approved by Lynn Youngblood and seconded by Sharron Callahan

3. Treasurers Report:

a. Treasurer Lynn Youngblood

- i. Lynn presented the financials and went over items in the budget that either went up or down and gave an explanation.
- ii. Susan had sent a second letter to the resident but so far only one has paid. There was a long discussion concerning how to handle delinquencies and it was decided that we should move forward with letters of liens to those that were delinquent. Susan will use the letter previously sent by Jimmy and file with the county.
- iii. The attorney fee overage was paid to the attorney so we can move forward with the suit with Mr. Kiefer. Lynn will ask if he can answer a question before paying the retainer \$5,000 so we know how to proceed. A motion was made, if the attorney feels it is advisable, to ask for the \$2,000 plus the deed to the property without prejudice we will proceed. If this happens, we can clean the lot and sell the property in order to recoup the funds we have spent on this matter. Should he refuse and only pay the \$2,000 we will have to settle.
- iv. Lynn gave us guidance on setting the budget. We currently have \$12,729.57 in our account and it has been reconciled. We need to pay the \$5,000 for the retainer, with the remaining bills for 2025 we will have approximately \$5,000 at the end of the year.

4. Board Report- President

- a. No one has submitted their name for any board position. Susan said she had a verbal from 2 people for treasurer but only one seemed to have a real interest or have the background to do it. Other options were shared and the cost for those will be pursued.
- b. Susan will run for President and Sharron will run for Secretary.

5. Committee Reports:

- a. Pool - Lea-Ann Hoy-
 - i. The pool is in good shape and there seems to be no issues.
 - ii. Lea Ann suggested we wait until a few months before the opening to see if we can find additional chairs or if there are no funds residents will be asked to bring a chair.
 - iii. Suggestions regarding opening a lottery for a pool membership were discussed since we have residents that aren't paying. We will consider this closer to the pool opening as we see how the finances are going.
 - iv. Lea Ann has talked with her pool instructor who suggested putting on and off switches on the pump, so it isn't running 24/7. Garry Mitchell was asked to get these from Ace Hardware and Sharron will install them. We will also make sure the thermostat is turned to an appropriate temp to help save electricity.

- b. Events – Diane Pierce-
 - i. Diane has had little or no help with events in the past and has tried to set up several committees to help the neighborhood but that has fallen through as well. A sign-up sheet for committees will be on the ballot at the Nov. 1st election meeting in hopes that someone will sign up.
 - ii. Diane would like to rename the committee's name to "The Happing" committee to include a broader range of activities.
 - iii. Diane will head the election committee to count ballots at the election meeting. The time for the meeting is 2:00 and we will close voting at 3:30.

6. ACC Report – Sharron Callahan

- i. There will need to be a new ACC chair next year and this will also be added to the committee list on the ballot.
- ii. There is another BOC meeting on Oct. 21 concerning the gas station on the corner. It is being found they are breaking the law for not following the Ordinance Laws and not honoring the Moratorium they set at the last meeting not allowing any new zoning for up to 6 months. Sharron will send a letter as soon as the agenda is shared to on the BOC website.
- iii. Residents have responded to maintenance on their yards and homes, fines seem to work will getting them to act.

7. Old Business- none

8. New Business-

9. Date of next meeting: November 1, 2025, at 2:00PM at the clubhouse for an open meeting and voting for the 2026 board. The voting will end at 3:30PM.

10. Susan closed the meeting at 4:51PM. The budget meeting will continue immediately following.

Respectfully submitted by Sharron Callahan, Secretary